

**TOWN OF ROCKY HILL  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING OF MARCH 10, 2015**

**1. CALL TO ORDER**

Vice Chairman Mark Walworth called the March 10, 2015 Economic Development Commission meeting to order at 6:00 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Chairwoman Marti Stiglich (Entered at 6:21 p.m.), Commissioner Sharon D. Mounds, Commissioner John Roderick and Commissioner Timothy Tuller. Also present: Ray Carpentino (Economic Development Director), Cathy Carone (Executive Administrator of the Rocky Hill Chamber of Commerce) and Rocky and Judy Patel (Owners of Rocky Hill Community Pharmacy).

Those absent: Commissioner Christopher Duff. .

The Pledge of Allegiance was recited.

**2. APPROVAL OF MINUTES**

**Commissioner Mounds made a motion to approve the Minutes of the February 10, 2015 meeting of the Economic Development Commission. The motion was seconded by Commissioner Tuller and adopted unanimously by those present.**

(At this point, Commissioner Mounds asked for the Roll Call to be done.)

**3. ROCKY HILL CHAMBER OF COMMERCE UPDATE/BUSINESS  
INTRODUCTION**

Cathy Carone said one of Rocky Hill Chamber of Commerce's visions is to bring the community together with the merchants and businesses working together so that the hometown community can be brought back. She is excited that Rocky Hill Community Pharmacy was present this evening because that is part of their vision. She introduced Rocky and Judy Patel, who are the owners of Rocky Hill Community Pharmacy. Rocky Patel, who has lived in this Town for over ten years, said he is the Pharmacist. He decided that an independent pharmacy is missing in Rocky Hill. He had worked for Walgreens for fifteen years and he had found out that the interpersonal touch with senior people is missing because corporations are only looking for numbers and the dollar amount. Senior people, as well as other people, need a little bit of a personal touch when it comes to medicine with regards to what to take, etc. His wife Judy Patel

had asked him why he didn't start his own pharmacy in Town then. Rocky Patel said he had his own pharmacy within six months. He is here to help every single individual and he assured everyone that he will be available twenty-four hours per day, seven days per week.

Vice Chairman Walworth said this seems like a wonderful addition. Commissioner Roderick asked where the Rocky Hill Community Pharmacy is located and Rocky Patel said it is at 366 Cromwell Avenue, R.H. Commissioner Mounds asked if this business has actually opened. Rocky Patel said it opened on January 5, 2015 and they already had a wonderful Grand Opening with dignitaries. Commissioner Mounds asked Rocky Patel if he had gone through a startup business program with the State. Rocky Patel said he has the background for this from working for Walgreens. There was one person who had guided him to tell him what documents were needed. Commissioner Mounds knows that a lot of smaller pharmacies across Connecticut claim that the new contracts with this State's health plans, etc. have put them out of business so she told Rocky Patel that it is nice to see him going into it. Rocky Patel said people have to be happy with what they are making and not greedy. His goal is about how to make people happy and healthy instead of looking at the dollar amount.

Ray Carpentino asked Rocky Patel to give his website and phone number so that people can contact him. Rocky Patel said his website is [www.rockyhillrx.com](http://www.rockyhillrx.com) and his phone number is (860) 372-4618. His fax number is (860) 372-4648.

Commissioner Mounds confirmed that this pharmacy isn't just for low or moderate income. Rocky Patel said it is for everybody and there is free delivery. Ray Carpentino asked how many employees there are. Rocky Patel said it is him, his wife and his brother right now but they will be looking to get more down the road. Commissioner Roderick asked if all health plans are accepted. Rocky Patel said yes. He referred to how a health plan might not cover a particular medicine so people would have to pay the full price but he said that he will be able to decrease the price because he is independent.

This Commission welcomed Rocky and Judy Patel.

#### **4. PUBLIC COMMENT**

There was none.

#### **5. DIRECTOR'S REPORT**

(Please see the First Attachment.)

##### **a. Ames redevelopment status**

Ray Carpentino said this property is directly tied into Planning and Zoning Commission's Proposed Zoning Regulation Amendment and zone change for mixed-use developments. A public hearing for this will be held next Wednesday night where public comment will be welcomed. The owners of this property, who will probably be at the public hearing, have attended some of the workshop meetings over the past few months and have voiced their concern

over a couple of things. Commissioner Mounds asked if the owners and/or their lawyers had attended the workshop meetings. Ray Carpentino said both the owners and their lawyers have or sometimes it is just the lawyer. Commissioner Roderick asked if they are hoping to have a resolution at the end of the public hearing or soon thereafter. Ray Carpentino said this will depend upon the public comments because these will be considered many times after a public hearing is closed and then the Planning and Zoning Commission will vote on this at their next meeting. Vice Chairman Walworth asked if they know when the Mixed-Use Regulations will be in place. Ray Carpentino said the text is in response to the moratorium and hopefully this will get done within the three month period.

**b. Business Visitation Program**

Ray Carpentino said this has been dormant due to some grant projects he has been working on and also because of the weather.

**c. Plan of Conservation & Development – Status Update/Proposal Discussion**

There will be a public information meeting on March 11, 2015 at 6:30 p.m. in Council Chambers. Ray Carpentino said he has been dealing with the Planning Director and Planning Consultant about the comments that this Commission has had with regards to tweaking the Zoning Regulations, which would be the key, as well as looking at parts of Town to have some types of manufacturing incorporated. Commissioner Roderick asked Ray Carpentino how likely it is that he thinks these new proposals will pass through. Ray Carpentino is 70% to 80% confident about this and this will depend on how this is worded at the time. The Zoning Regulations will be revised if the Plan of Conservation and Development (POCD) gets adopted. That is when they would really get involved in looking at the map and expanding the zone to allow five or six types of manufacturing.

**d. Municipal Solar Energy Project Update**

Ray Carpentino said there is a Legal Notice in the *Hartford Courant* today. An Ordinance will be proposed at a public hearing held by the Town Council on March 16, 2015, to enter into a Memorandum of Understanding with Solar City. The Town will enter into a Purchase Power Agreement with Solar City once this is developed to purchase the solar power. Rocky Hill will see over \$4,000,000 to \$6,000,000 of savings in revenue over the next twenty years between the rent and the cost savings so they are talking about maybe \$200,000 per year. The price they purchase will be fixed for twenty years no matter what the energy cost will be for the solar portion of their bill. The details for this will be given at the public hearing and some of the information is proprietary. Commissioner Tuller asked for a Point of Clarification as to if this will be fixed to the upside or fixed to the downside also. Ray Carpentino said as far as he understands this, the rate will never go up but it could go down. Commissioner Mounds asked what this structure will look like. Ray Carpentino mentioned what this will look like and Commissioner Roderick showed the Commissioners a picture of this on his cell phone. Commissioner Mounds asked if the company that will be doing this has come before this Commission. Ray Carpentino said Solar City had been present at this Commission's meeting last month but that was for residential.

**e. Town Center West Redevelopment Project Status Update**

Several tenant spaces, which involve some food and retail, have been negotiated already with the developer but these are unable to be identified as to who they are. The developer will hopefully have an update for the Redevelopment Agency next month and Ray Carpentino said he will let this Commission know if this happens.

**f. River's Edge (Foundry) Development Project Update**

Ray Carpentino said the Town Staff and the owners of this property met with the Department of Transportation (DOT) with regards to many issues and topics (i.e. drainage and parking, etc.). The developers will have to address all of these things. Commissioner Mounds asked if there is no projection on a time schedule for the towers. Ray Carpentino said no.

**g. Silas Deane Streetscape**

Ray Carpentino said the Town had submitted a grant in 2011 for federal funding but they didn't get funded. The State found \$19,000,000 recently of unexpended funding so CRCOG (Capitol Region Council of Governments) and the Town decided that Rocky Hill should be funded. Their State Senator and State Representative both agree that this is regional in scope but the DOT doesn't think it is so this Town is working with who they have to in order to get this project moving. The Town has \$430,000 funded still for Phase 2a from the Main Street Investment Fund Grant that they had received over the summer but they will be pushing to get the other money hopefully for the entire project so that they can finish it. Commissioner Mounds asked if there are projects lined up for Phase 2a. Ray Carpentino said this is the very center of the Silas Deane Highway at the Elm Street intersection and there will be decorative lighting and benches, etc. Commissioner Mounds asked if this will be in addition to what is already there. Ray Carpentino said yes and there is nothing on the Silas Deane Highway now except on the corner of Old Main Street. Commissioner Mounds asked if this will be going across the street. Ray Carpentino said yes and within the Silas Deane Highway. Commissioner Mounds asked if this will go down to Dividend Road. Ray Carpentino said this will go to Garden Street, almost to the Ames' property and maybe 200' north of Elm Street. Commissioner Mounds asked if the sidewalks are being moved at all. Ray Carpentino said there will be some widening and they will be redoing some of the concrete sidewalks there. They are going to try to make some of the lanes a little bit narrower and it will be safer for people to walk there because there will be more green space. Commissioner Mounds asked to be refreshed about the BL Companies' contract. Ray Carpentino said BL Companies is the consulting engineering firm the Town hired to design Phase 1 and Phase 2 of the Silas Deane Highway.

**h. Business Assistance Efforts**

Ray Carpentino spoke about Still Hill Brewery and how this was mentioned in *Rocky Hill Patch*. The owner, who will probably be coming in May or April before the Planning and Zoning Commission, was met with on Friday and the lease has been signed.

Ray Carpentino referred to how Sargis Engineering, which will be relocating from Cromwell, will be building a new building at the end of Corporate Place and they will be employing eighty to one hundred people. Chairwoman Stiglich asked if this will be at the far end of Corporate Place and Ray Carpentino said yes.

Ray Carpentino had responded to a couple of CERC requests for a manufacturing facility and for a distribution one.

**i. Miscellaneous**

Ray Carpentino said the Marriott Residence Inn has put \$2,000,000 into their rooms.

Ray Carpentino had gone twice to Rocky Hill Community Pharmacy on Friday for the Grand Opening, as well as Business After Hours.

Ray Carpentino referred to the Healthy Communities Workshop he had attended and from his end of it, this is what they are trying to do with the Silas Deane Highway (i.e. getting people to walk from place to place and have bike paths, etc.).

**6. CORRESPONDENCE/DISCUSSION**

Ray Carpentino passed out correspondence with regards to CT Business Day 2015. (Please see the Second Attachment.) This is something that the Rocky Hill Chamber of Commerce might want to get involved in, in future years, because a lot of Chambers of Commerce across this State organize bus trips to this.

Vice Chairman Walworth said the *Hartford Courant* had a nice article on March 6, 2015 about the Town Center. Ray Carpentino said there was a nice article about the POCD and how this incorporates the proposed zone change with the Ames' property, as well as how this can tie into downtown. Chairwoman Stiglich said she is involved with the Achieve Initiative, which is sponsored by the CCHD (Central Connecticut Health District) and it is one of the initiatives for the POCD. Everything they wanted to get in the POCD is in it now so she is really happy.

**7. ADJOURN**

**Commissioner Mounds made a motion to adjourn the meeting at 6:33 p.m. The motion was seconded by Vice Chairman Walworth and adopted unanimously by those present.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary

